

**Chart 20.10.440**  
**Uses in land use districts<sup>1</sup>**

| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION  | Transportation and Utilities – Residential Districts |       |       |       |         |         |        |      |      |      |      |
|-----------------------------------|---|--|-------|-------|-------|---------|---------|--------|------|------|------|------|
|                                   |   | R-1  | R-1.8 | R-2.5 | R-3.5 | R-4     | R-5     | R-7.5* | R-10 | R-15 | R-20 | R-30 |
| 4                                 | Transportation,<br>Communications<br>and Utilities  |  |       |       |       |         |         |        |      |      |      |      |
| 41                                | Rail<br>Transportation:<br>Right-of-Way,<br>Yards, Terminals,<br>Maintenance<br>Shops                   | C  | C     | C     | C     | C       | C       | C      | C    | C    | C    | C    |
| 42<br>4291                        | Motor Vehicle<br>Transportation:<br>Bus Terminals,<br>Taxi Headquarters                                 |  |       |       |       |         |         |        |      |      |      |      |
| 4214<br>422                       | Motor Vehicle<br>Transportation:<br>Maintenance<br>Garages and<br>Motor Freight<br>Services (23)        |  |       |       |       |         |         |        |      |      |      |      |
| 43                                | Aircraft<br>Transportation:<br>Airports, Fields,<br>Terminals,<br>Heliports, Storage<br>and Maintenance | C<br>11  | C 11  | C 11  | C 11  | C<br>11 | C<br>11 | C 11   | C 11 | C 11 | C 11 | C 11 |
|                                   | Accessory Parking<br>(6) (24)   | P 3  | P 3   | P 3   | P 3   | P 3     | P 3     | P 3    | P 3  | P 3  | P 3  | P 3  |
| 46                                | Auto Parking:<br>Commercial Lots<br>and Garages (24)  |  |       |       |       |         |         |        |      |      |      |      |
|                                   | Park and Ride (5)<br>(24)   | C  | C     | C     | C     | C       | C       | C      | C    | C    | C    | C    |
| 475                               | Radio and<br>Television<br>Broadcasting<br>Studios  |  |       |       |       |         |         |        |      |      |      |      |
| 485                               | Solid Waste<br>Disposal (19)  |  |       |       |       |         |         |        |      |      |      |      |

|  |   |            |            |            |            |            |            |            |            |            |            |            |
|--|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|
|  | Highway and Street Right-of-Way (24)  | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          |
|  | Utility Facility  | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          |
|  | Local Utility System  | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          |
|  | Regional Utility System   | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          |
|  | On-Site Hazardous Waste Treatment and Storage Facility (7)                                |            |            |            |            |            |            |            |            |            |            |            |
|  | Off-Site Hazardous Waste Treatment and Storage Facility (8)                               |            |            |            |            |            |            |            |            |            |            |            |
|  | Essential Public Facility (20)  | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          | C          |
|  | Wireless Communication Facility (WCF): (without WCF Support Structures)                   | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 |
|  | Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding) | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     |
|  | Satellite Dishes (18)   | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          | P          |
|  | Electrical Utility Facility (22)  | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     | A/C 22     |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

\* Not effective within the jurisdiction of the East Bellevue Community Council.

**Chart 20.10.440**  
**Uses in land use districts<sup>2</sup>**

|                                   |  | Transportation and Utilities –<br>Nonresidential Districts |   |     |    |    |    |    |    |    |    |
|-----------------------------------|--|--|---|-----|----|----|----|----|----|----|----|
| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFIC<br>ATION   | PO   | O | OLB | LI | GC | NB | CB | F1 | F2 | F3 |
| 4                                 | Transportati<br>on,<br>Communica<br>tions and<br>Utilities   |  |   |     |    |    |    |    |    |    |    |
| 41                                | Rail<br>Transportati<br>on:<br>Right-of-Wa<br>y, Yards,<br>Terminals,<br>Maintenanc<br>e Shops                 | C  | C | C   | C  | C  | C  | C  | C  | C  | C  |
| 42<br>4291                        | Motor<br>Vehicle<br>Transportati<br>on: Bus<br>Terminals,<br>Taxi<br>Headquarte<br>rs                          |  |   |     | P  | P  |    | P  | P  |    |    |
| 4214<br>422                       | Motor<br>Vehicle<br>Transportati<br>on:<br>Maintenanc<br>e Garages<br>and Motor<br>Freight<br>Services<br>(23) |  |   |     | P  | C  |    |    |    |    |    |

|                                   |  | Transportation and Utilities –<br>Nonresidential Districts |      |      |      |      |      |      |      |      |      |
|-----------------------------------|--|--|------|------|------|------|------|------|------|------|------|
| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFIC<br>ATION   | PO   | O    | OLB  | LI   | GC   | NB   | CB   | F1   | F2   | F3   |
| 43                                | Aircraft<br>Transportati<br>on: Airports,<br>Fields,<br>Terminals,<br>Heliports,<br>Storage and<br>Maintenanc<br>e | C 11   | C 12 | C 12 | C 12 | C 12 | C 11 | C 12 | C 12 | C 12 | C 12 |
|                                   | Accessory<br>Parking<br>(6)(24)  | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    |
| 46                                | Auto<br>Parking:<br>Commercial<br>Lots and<br>Garages<br>(24)  |  |      | C    | C    | C    |      | C    | C    | C    | C    |
|                                   | Park and<br>Ride (5)<br>(24)   | C  | C    | C    | C    | C    | C    | C    | C    | C    | C    |
| 475                               | Radio and<br>Television<br>Broadcastin<br>g Studios  | P  | P    | P    | P 10 | P 10 |      | P    | P    | P    | P    |
| 485                               | Solid Waste<br>Disposal<br>(19)  |  |      |      | C    |      |      |      |      |      |      |
|                                   | Highway<br>and Street<br>Right-of-Wa<br>y (24)   | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    |
|                                   | Utility<br>Facility  | C  | C    | C    | C    | C    | C    | C    | C    | C    | C    |
|                                   | Local Utility<br>System  | P  | P    | P    | P    | P    | P    | P    | P    | P    | P    |

|                                   |   | Transportation and Utilities –<br>Nonresidential Districts |                  |                  |                  |                  |                  |                  |                  |                  |                  |
|-----------------------------------|---|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|
| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFIC<br>ATION  | PO   | O                | OLB              | LI               | GC               | NB               | CB               | F1               | F2               | F3               |
|                                   | Regional<br>Utility<br>System   | C  | C                | C                | C                | C                | C                | C                | C                | C                | C                |
|                                   | On-Site<br>Hazardous<br>Waste<br>Treatment<br>and Storage<br>Facility (7)   |  |                  | A                | A                | A                | A                | A                | A                | A                | A                |
|                                   | Off-Site<br>Hazardous<br>Waste<br>Treatment<br>and Storage<br>Facility (8)  |  |                  |                  | C                |                  |                  |                  |                  |                  |                  |
|                                   | Essential<br>Public<br>Facility (20)  | C  | C                | C                | C                | C                | C                | C                | C                | C                | C                |
|                                   | Wireless<br>Communica<br>tion Facility<br>(WCF):<br>(without<br>WCF<br>Support<br>Structures)                             | 14,<br>16,<br>21   | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 | 14,<br>16,<br>21 |
|                                   | Communica<br>tion,<br>Broadcast<br>and Relay<br>Towers<br>Including<br>WCF<br>Support<br>Structures<br>(Freestandi<br>ng) | 14,<br>16  | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        | 14,<br>16        |
|                                   | Satellite<br>Dishes (18)  | P  | P                | P                | P                | P                | P                | P                | P                | P                | P                |

|                                   |  |           |           |           |           | Transportation and Utilities –<br>Nonresidential Districts |           |           |           |           |           |  |
|-----------------------------------|--|-----------|-----------|-----------|-----------|--|-----------|-----------|-----------|-----------|-----------|--|
| STD<br>LAND<br>USE<br>CODE<br>REF |  |           |           |           |           |  |           |           |           |           |           |  |
|                                   | LAND USE<br>CLASSIFIC<br>ATION         | PO        | O         | OLB       | LI        | GC   | NB        | CB        | F1        | F2        | F3        |  |
|                                   | Electrical<br>Utility<br>Facility (22) | A/C<br>22 | A/C<br>22 | A/C<br>22 | A/C<br>22 | A/C<br>22  | A/C<br>22 | A/C<br>22 | A/C<br>22 | A/C<br>22 | A/C<br>22 |  |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

Permitted uses in the Office and Limited Business-Open Space District (OLB-OS) are listed in LUC 20.25L.020.

Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

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**Chart 20.10.440**  
**Uses in land use districts<sup>3</sup>**

| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION  | Transportation and Utilities – Downtown Districts |                                  |                                      |                                     |   |  |
|-----------------------------------|---|---|----------------------------------|--------------------------------------|-------------------------------------|---|--|
|                                   |   | Downtown<br>Office<br>District 1                  | Downtown<br>Office<br>District 2 | Downtown<br>Mixed<br>Use<br>District | Downtown<br>Residential<br>District | Downtown<br>Old<br>Bellevue<br>District | Downtown<br>Office<br>and<br>Limited<br>Business<br>District |
|                                   |   | DNTN<br>O-1                                       | DNTN<br>O-2                      | DNTN<br>MU                           | DNTN<br>R                           | DNTN<br>OB                              | DNTN<br>OLB  |
| 4                                 | Transportation,<br>Communications<br>and Utilities  |   |                                  |                                      |                                     |   |  |
| 41                                | Rail<br>Transportation:<br>Right-of-Way,<br>Yards, Terminals,<br>Maintenance<br>Shops                   |   |                                  |                                      |                                     |   |  |
| 42<br>4291                        | Motor Vehicle<br>Transportation:<br>Bus Terminals,<br>Taxi Headquarters                                 | A   | A                                | A                                    |                                     |   | A  |
| 4214<br>422                       | Motor Vehicle<br>Transportation:<br>Maintenance<br>Garages and<br>Motor Freight<br>Services (23)        | S   | S                                | S                                    |                                     |   | S  |
| 43                                | Aircraft<br>Transportation:<br>Airports, Fields,<br>Terminals,<br>Heliports, Storage<br>and Maintenance | A 11  | A 11                             | A 12                                 |                                     |   | A 11   |
|                                   | Accessory Parking<br>(6) (24)   | P 4   | P 4                              | P 4                                  | P 4                                 | P 4                                     | P 4  |
| 46                                | Auto Parking:<br>Commercial Lots<br>and Garages (24)  | P 13  | P 13                             | P 13                                 | A                                   | P 13                                    | P 13   |
|                                   | Park and Ride (5)<br>(24)   |   |                                  | A                                    |                                     |   | A  |

|     |   |            |            |            |            |            |            |
|-----|---|------------|------------|------------|------------|------------|------------|
| 475 | Radio and Television Broadcasting Studios   | P          | P          | P          |            | P          | P          |
| 485 | Solid Waste Disposal (19)   |            |            |            |            |            |            |
|     | Highway and Street Right-of-Way (24)  | P          | P          | P          | P          | P          | P          |
|     | Utility Facility  | C          | C          | C          | C          | C          | C          |
|     | Local Utility System  | P          | P          | P          | P          | P          | P          |
|     | Regional Utility System   | C          | C          | C          | C          | C          | C          |
|     | On-Site Hazardous Waste Treatment and Storage Facility (7)                                | A          | A          | A          | A          | A          | A          |
|     | Off-Site Hazardous Waste Treatment and Storage Facility (8)                               |            |            |            |            |            |            |
|     | Essential Public Facility (20)  | C          | C          | C          | C          | C          | C          |
|     | Wireless Communication Facility (WCF): (without WCF Support Structures)                   | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 | 14, 16, 21 |
|     | Communication, Broadcast and Relay Towers Including WCF Support Structures (Freestanding) | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     | 14, 16     |



| STD<br>LAND<br>USE<br>CODE<br>REF | LAND USE<br>CLASSIFICATION          | Transportation and Utilities – Downtown Districts |                                  |                                      |                                     |   |  |
|-----------------------------------|-------------------------------------|---|----------------------------------|--------------------------------------|-------------------------------------|---|--|
|                                   |                                     | Downtown<br>Office<br>District 1                  | Downtown<br>Office<br>District 2 | Downtown<br>Mixed<br>Use<br>District | Downtown<br>Residential<br>District | Downtown<br>Old<br>Bellevue<br>District | Downtown<br>Office<br>and<br>Limited<br>Business<br>District |
|                                   |                                     | DNTN<br>O-1                                       | DNTN<br>O-2                      | DNTN<br>MU                           | DNTN<br>R                           | DNTN<br>OB                              | DNTN<br>OLB  |
|                                   | Satellite Dishes<br>(18)            | P   | P                                | P                                    | P                                   | P                                       | P  |
|                                   | Electrical Utility<br>Facility (22) | A/C 22  | A/C 22                           | A/C 22                               | A/C 22                              | A/C 22                                  | A/C 22   |

Permitted uses in the Evergreen Highlands Design District (EH-A, EH-B, EH-C and EH-D) are listed in LUC 20.25F.010.

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Permitted uses in the Medical Institution District are listed in LUC 20.25J.020.

Permitted uses in the Bel-Red District (BR) are listed in LUC 20.25D.070.

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(Ord. 6016, 8-1-11, § 1; Ord. 5989, 2-7-11, § 1; Ord. 5876, 5-18-09, § 4; Ord. 5805, 3-3-08, § 7; Ord. 5717, 2-20-07, § 2; Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 1; Ord. 5457, 7-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 5086, 8-3-98, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 3530, 8-12-85, § 7)

**Notes: Uses in land use districts – Transportation and Utilities<sup>4</sup>**

- (1) (Deleted by Ord. 5086).
- (2) Intentionally deleted.
- (3) Accessory parking is not permitted in residential land use districts as accessory to uses which are not permitted in these districts.
- (4) The location of an off-site parking facility must be approved by the Director of the Development Services Department. See LUC 20.25A.050H.
- (5) Park and Ride. A park and pool lot or other carpool facility is regulated as a park and ride. A park and ride providing no more than 50 parking spaces, and utilizing the parking area of an existing use shall be regulated as an accessory use under LUC 20.20.200. Any other park and ride requires a Conditional Use Permit.
- (6) Accessory parking requires approval through the review process required for the primary land use which it serves pursuant to LUC 20.10.440.
- (7) On-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 are only permitted as administrative conditional use approvals as a subordinate use to a permitted or special use. These facilities must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (8) Off-site hazardous waste treatment and storage facilities as defined by LUC 20.50.024 must comply with the state siting criteria as adopted in accordance with RCW 70.105.210.
- (9) (Deleted by Ord. 5086).
- (10) These uses are permitted only if located in a multiple function building or complex.
- (11) Aircraft transportation is limited in these districts to government heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.
- (12) Aircraft transportation is limited in these districts to government and hospital heliports used exclusively for emergency purposes and regulated pursuant to the terms of LUC 20.20.450.
- (13) Design Review approval, Part 20.30F LUC, or a Change of Use Permit is required to establish a commercial parking facility. Refer to LUC 20.25A.050E for additional development requirements.
- (14) Wireless communication facilities (WCFs) are not permitted on any residential structure, undeveloped site located in a residential land use district, or site that is developed with a residential use. This note does not prohibit locating WCF: a) on any residential structure or undeveloped site in R-20 or R-30 Land Use Districts; or b) on any nonresidential structure (i.e., churches, schools, public facility structures, utility poles, etc.) or in public rights-of-way in any residential land use district.
- (15) Intentionally deleted.
- (16) Refer to LUC 20.20.195 for general requirements applicable to wireless communication facilities and other communication, broadcast and relay facilities.
- (17) Intentionally deleted.
- (18) Refer to LUC 20.20.730 for general requirements applicable to Large Satellite Dishes.

(19) Refer to LUC 20.20.820 for general requirements applicable to solid waste disposal facilities.

(20) Refer to LUC 20.20.350 for general requirements applicable to Essential Public Facilities (EPF).

(21) Antenna and associated equipment used to transmit or receive fixed wireless signals when located at a fixed customer location are permitted in all land use districts and are exempt from the requirements of LUC 20.20.010, 20.20.195 and 20.20.525 so long as the antenna and equipment comply with 47 C.F.R. 1.400, now or as hereafter amended. A building permit may be required to ensure safe installation of the antenna and equipment.

(22) For the definition of electrical utility facility, see LUC 20.50.018, and for reference to applicable development regulations relating to electrical utility facilities, see LUC 20.20.255. For new or expanding electrical utility facilities proposed on sensitive sites as described by Figure UT.5a of the Utilities Element of the Comprehensive Plan, the applicant shall obtain Conditional Use Permit approval under Part 20.30B LUC, complete an alternative siting analysis as described in LUC 20.20.255.D and comply with decision criteria and design standards set forth in LUC 20.20.255. For expansions of electrical utility facilities not proposed on sensitive sites as described by Figure UT.5a, the applicant shall obtain Administrative Conditional Use Permit approval under Part 20.30E LUC and comply with decision criteria and design standards set forth in LUC 20.20.255.

(23) Battery Exchange Stations are ancillary to Motor Vehicle Transportation, and are permitted through the applicable review process as a component of that use. Operators of Battery Exchange Stations must comply with federal and state law regulating the handling, storage, and disposal of batteries.

(24) Electric Vehicle Infrastructure, excluding Battery Exchange Stations, is ancillary to motor vehicle parking and highways and rights-of-way, and is permitted through the applicable review process as a component of that use. (Ord. 6016, 8-1-11, § 1; Ord. 5989, 2-7-11, § 1; Ord. 5805, 3-3-08, § 7; Ord. 5717, 2-20-07, § 2; Ord. 5480, 10-20-03, § 2; Ord. 5475, 10-20-03, § 4; Ord. 5460, 8-4-03, § 1; Ord. 5457, 7-21-03, § 2; Ord. 5403, 8-5-02, § 3; Ord. 5385, 7-15-02, § 5; Ord. 5089, 8-3-98, § 3; Ord. 5086, 8-3-98, § 1; Ord. 4979, 3-17-97, § 1; Ord. 4973, 3-3-97, § 301; Ord. 4816, 12-4-95, § 401; Ord. 4654, 6-6-94, § 16; Ord. 4029, 9-5-89, § 2; Ord. 4028, 7-17-89, § 1; Ord. 3903, 4-18-88, § 1; Ord. 3747, 1-20-87, § 1; Ord. 3690, 8-4-86, § 1; Ord. 2945, 2-2-82, § 5)